

SINGLE-FAMILY OPERATIONS

March 2011

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Applications

During March, FHA accepted 158,478 single-family applications. This included 100,402 purchase cases, 49,238 refinance transactions and 8,838 reverse mortgage applications. The total for refinances consisted of 14,983 prior FHA mortgages and 34,255 conventionals converting to FHA. Also, refinances included 279 Hope for Homeowner (H4H) applications and 74 for Short Refinances.

Endorsements

This month, 99,112 mortgages were endorsed for insurance totaling \$18.3 billion, yielding an average mortgage of \$184,729 for March. This covered 58,057 purchase money mortgages, as well as 33,749 refinances and 7,306 reverse mortgages.

For the purchase cases, 43,653 were for first time home buyers. As for the refinance transactions, 15,440 were for former FHA mortgages and 18,309 were for conventional conversions.

With respect to HECM's, 6,807 were of the traditional type. Also, 409 SAVER loans were included in this month's total.

The average FICO score for all cases was 703. The score for a refinanced case was slightly higher -- 705.

The average processing time for a FHA mortgage 10 weeks -- 6.7 weeks from application to closing and 3.3 weeks from closing to endorsement.

Automated Underwriting

78,293 mortgages were accepted and endorsed using the FHA automated scorecard. That represents 85.3 percent of the cases endorsed.

Insurance-In-Force

At the end of March, FHA had 6,983,893 single-family mortgages-in-force, with an amortized outstanding balance of \$996.4 billion.

Defaults and Claims

Lenders reported 580,480 mortgages in a serious default status (90 days +, in foreclosure and/or bankruptcy) reflecting a default rate of 8.3 percent -- down from February -- following the usual seasonal pattern.

So far this fiscal year, FHA has paid 170,487 claims on defaulted mortgages. 109,423 were for loss mitigation transactions, 47,534 for property conveyances and the remainder for HECM's, pre-foreclosures and miscellaneous actions.

FHA SINGLE-FAMILY OUTLOOK

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MONTHLY COMPARISONS

	CURRENT MONTH	LAST MONTH	RATE OF CHANGE	LAST YEAR	RATE OF CHANGE
TOTAL APPLICATIONS: *	158,478	114,215	38.8%	246,406	-35.7%
Annual Rate	1,492,515	1,676,800	-11.0%	2,378,700	-37.3%
Average per workday	5,899	6,628	-11.0%	9,402	-37.3%
Purchase	100,402	67,990	47.7%	163,467	-38.6%
Refinance	49,238	38,076	29.3%	75,541	-34.8%
Prior FHA	14,983	10,777	39.0%	17,356	-13.7%
Conventional to FHA	34,255	27,299	25.5%	58,185	-41.1%
H4H (HOPE for Homeowners)	279	154	81.2%	54	416.7%
Short Refinance	74	89	-16.9%		
HECM	8,838	8,149	8.5%	7,398	19.5%
TOTAL ENDORSEMENTS: *	99,112	88,269	12.3%	132,301	-25.1%
Annual Rate	1,189,300	1,059,200	12.3%	1,587,600	-25.1%
Weighted Average FICO Score **	703	703	0.0%	697	0.9%
Minority	24,739	22,051	12.2%	32,959	-24.9%
% Minority	25.0%	25.0%	0.0% #	24.9%	0.0% #
Purchase	58,057	46,899	23.8%	82,879	-29.9%
% Purchase	58.6%	53.1%	5.4% #	62.6%	-4.1% #
Average FICO Score **	703	703	0.0%	699	0.6%
1st Time Home Buyer	43,653	35,020	24.7%	64,917	-32.8%
% 1st Time Home Buyer	75.2%	74.7%	0.5% #	78.3%	-3.1% #
Non-Minority	26,716	20,810	28.4%	40,492	-34.0%
% Non-Minority	61.2%	59.4%	1.8% #	62.4%	-1.2% #
Minority	14,248	11,972	19.0%	19,956	-28.6%
% Minority	32.6%	34.2%	-1.5% #	30.7%	1.9% #
Not-Disclosed	2,689	2,238	20.2%	4,469	-39.8%
% Not-Disclosed	6.2%	6.4%	-0.2% #	6.9%	-0.7% #
Refinanced	33,749	34,466	-2.1%	43,600	-22.6%
% Refinanced	34.1%	39.0%	-5.0% #	33.0%	1.1% #
Average FICO Score **	705	706	-0.1%	692	1.9%
Prior FHA	15,440	16,459	-6.2%	15,003	2.9%
Streamline	11,800	12,560	-6.1%	11,143	5.9%
% Streamline	35.0%	36.4%	-1.5% #	25.6%	9.4% #
Full Process	3,640	3,899	-6.6%	3,860	-5.7%
Cash Out	768	777	-1.2%	1,154	-33.4%
Conventional to FHA	18,309	18,009	1.7%	28,596	-36.0%
Cash Out	5,129	4,857	5.6%	9,541	-46.2%
Total Cash Out	5,897	5,634	4.7%	10,695	-44.9%
Total % Cash Out	17.5%	16.3%	1.1% #	24.5%	-7.1% #
H4H (HOPE for Homeowners)	50	16	212.5%		
Short Refinance	43	24	79.2%		
HECM	7,306	6,904	5.8%	5,822	25.5%
% HECM	7.4%	7.8%	-0.5% #	4.4%	3.0% #
HECM Standard Traditional	6,402	6,092	5.1%	5,394	18.7%
HECM Stdnd Traditional ARM	1,874	2,025	-7.5%	1,580	18.6%
HECM Standard Purchase	121	136	-11.0%	76	59.2%
HECM Stdnd Purchase ARM	9	15	-40.0%	14	-35.7%
HECM Standard Refinance	374	380	-1.6%	352	6.3%
% HECM Standard Refinance	5.1%	5.5%	-0.4% #	6.0%	-0.9% #
HECM Stdnd Refinance ARM	58	96	-39.6%	117	-50.4%
HECM Saver Total	409	296	38.2%		

Source: * F17 CHUMS

- Percentage point difference

** This series represents the composite FICO score value that is used for loan underwriting.

FHA SINGLE-FAMILY OUTLOOK

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	CURRENT MONTH	LAST MONTH	RATE OF CHANGE	LAST YEAR	RATE OF CHANGE
FORWARD ENDORSEMENTS ONLY: *					
Section 203(k)	1,573	1,478	6.4%	2,130	-26.2%
Condominium	4,268	3,754	13.7%	7,214	-40.8%
% Condominium	4.3%	4.3%	0.1% #	5.5%	-1.1% #
ARM (Excludes HECM ARM)	5,187	4,378	18.5%	3,174	63.4%
% ARM	5.2%	5.0%	0.3% #	2.4%	2.8% #
Manufactured Housing (Real Estate)	1,836	1,574	16.6%	2,622	-30.0%
Interest Buy-down	249	165	50.9%	266	-6.4%
Average Processing Time * ^					
(Existing Homes, weeks)					
Application to Closing	6.7	7.6	-11.8%	6.9	-2.9%
Closing to Endorsement	3.3	3.8	-13.2%	4.2	-21.4%
Lender Insurance *					
Total Lender Insurance	75,903	66,375	14.4%	100,075	-24.2%
% of Total Insurance	76.6%	75.2%	1.4% #	75.6%	0.9% #
Forward Mortgages	73,783	64,600	14.2%	98,954	-25.4%
HECM	2,120	1,775	19.4%	1,121	89.1%
Automated Underwriting System * x					
AUS Endorsed	78,293	67,566	15.9%	111,261	-29.6%
AUS as % of Total Endorsed	85.3%	83.0%	2.2% #	88.0%	-2.7% #
Mortgage Insurance *					
Total Number	99,112	88,269	12.3%	132,301	-25.1%
Total Amount (\$B)	\$18.3	\$16.8	8.9%	\$24.1	-24.1%
Forward Mortgages					
Total Forward Number	91,806	81,365	12.8%	126,479	-27.4%
Amount (\$B)	\$16.5	\$15.0	10.0%	\$22.6	-27.0%
Purchase Number	58,057	46,899	23.8%	82,879	-29.9%
Amount (\$B)	\$10.1	\$8.3	21.7%	\$14.5	-30.3%
Refinance Number	33,749	34,466	-2.1%	43,600	-22.6%
Amount (\$B)	\$6.4	\$6.7	-4.5%	\$8.1	-21.0%
Reverse Mortgages					
HECM Number	7,306	6,904	5.8%	5,822	25.5%
Max Claim Amount (\$B)	\$1.8	\$1.8	0.0%	\$1.5	20.0%
Mortgage Insurance-In-Force **					
Total Number	6,983,893	6,932,510	0.7%	6,114,452	14.2%
Total Unpaid Balance Amount (\$B)	\$966.4	\$956.9	1.0%	\$805.6	20.0%
Loans Seriously Delinquent *** <					
90 Days + Delinquent	580,480	619,712	-6.3%	553,650 r	4.8%
Seriously Delinquent Rate	8.3%	8.9%	-0.6% #	9.1% r	-0.8% #

Source: * F17 CHUMS ** A43 Single Family Insurance System *** F42D Consolidated Single Family Default Monitoring System

Percentage point difference

r - revised

^ Existing homes, including purchase and refinance cases, represent virtually all of insurance activity.

x AUS includes only forward mortgages accepted and endorsed by the FHA scorecard (TOTAL).

< This count of seriously delinquent mortgages includes all bankruptcies, all foreclosures and 90 days or more delinquencies.

FHA SINGLE-FAMILY OUTLOOK

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FISCAL YEAR COMPARISONS

	PROJECTIONS FY 2011 AS OF OCT 10	FY 2011 TO DATE	FY 2010 TO DATE	RATE OF CHANGE 2011/2010	FY 2010 FINAL
TOTAL APPLICATIONS: *	2,000,000	805,800	1,138,765	-29.2%	2,334,696
Purchase	1,120,000	413,085	633,075	-34.7%	1,256,565
Refinance	800,000	343,596	466,455	-26.3%	981,160
Prior FHA	300,000	146,897	176,420	-16.7%	423,093
Conventional to FHA	500,000	196,699	290,035	-32.2%	558,067
H4H (HOPE for Homeowners)		809	226		340
Short Refinance		410			
HECM	80,000	49,119	39,235	25.2%	96,971
TOTAL ENDORSEMENTS: *	1,500,000	696,786	935,349	-25.5%	1,746,997
Minority	375,000	165,401	226,097	-26.8%	429,926
% Minority	25.0%	23.7%	24.2%	-0.4% #	24.6%
Purchase	900,000	365,628	550,885	-33.6%	1,109,699
% Purchase	60.0%	52.5%	58.9%	-6.4% #	63.5%
1st Time Home Buyer	720,000	269,796	448,492	-39.8%	882,200
% 1st Time Home Buyer	80.0%	73.8%	81.4%	-7.6% #	79.5%
Non-Minority	460,800	163,511	286,719	-43.0%	558,991
% Non-Minority	64.0%	60.6%	63.9%	-3.3% #	63.4%
Minority	216,000	88,523	131,917	-32.9%	265,138
% Minority	30.0%	32.8%	29.4%	3.4% #	30.1%
Not-Disclosed	43,200	17,760	29,855	-40.5%	58,061
% Not-Disclosed	6.0%	6.6%	6.7%	-0.1% #	6.6%
Refinanced	525,000	292,095	339,215	-13.9%	558,192
% Refinanced	35.0%	41.9%	36.3%	5.7% #	32.0%
Prior FHA	231,000	168,160	164,185	2.4%	252,522
Streamline	204,750	138,993	145,905	-4.7%	212,940
% Streamline	39.0%	47.6%	43.0%	4.6% #	38.1%
Full Process	26,250	29,167	18,280	59.6%	39,582
Cash Out	17,000	5,460	6,644	-17.8%	12,129
Conventional to FHA	294,000	123,964	175,028	-29.2%	305,676
Cash Out	203,000	31,912	57,456	-44.5%	98,107
Total Cash Out	220,000	37,372	64,100	-41.7%	110,236
Total % Cash Out	41.9%	12.8%	18.9%	-6.1% #	19.7%
H4H (HOPE for Homeowners)		159	12		107
Short Refinance		107			
HECM	75,000	39,064	45,250	-13.7%	79,106
% HECM	5.0%	5.6%	4.8%	0.8% #	4.5%
HECM Standard Traditional	67,500	35,643	41,369	-13.8%	72,855
HECM Stndrd Traditional ARM	66,150	12,377	13,783	-10.2%	23,005
HECM Standard Purchase	2,400	689	738	-6.6%	1,389
HECM Stndrd Purchase ARM	2,352	86	89	-3.4%	146
HECM Standard Refinance	5,100	1,768	3,143	-43.7%	4,862
% HECM Standard Refinance	6.8%	4.5%	6.9%	-2.4% #	6.1%
HECM Stndrd Refinance ARM	4,998	422	1,001	-57.8%	1,457
HECM Saver Total		964			

Source: * F17 CHUMS

- Percentage point difference

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FISCAL YEAR COMPARISONS

	PROJECTIONS FY 2011 AS OF OCT 10	FY 2011 TO DATE	FY 2010 TO DATE	RATE OF CHANGE 2011/2010	FY 2010 FINAL
FORWARD ENDORSEMENTS ONLY: *					
Section 203(k)	22,000	9,545	11,123	-14.2%	22,491
Condominium	110,000	32,083	53,799	-40.4%	93,468
% Condominium	7.3%	4.6%	5.8%	-1.1% #	5.4%
ARM (Excludes HECM ARM)	50,000	26,440	22,855	15.7%	46,940
% ARM	3.3%	3.8%	2.4%	1.4% #	2.7%
Manufactured Housing (Real Estate)	50,000	10,857	17,169	-36.8%	30,751
Interest Buy-down	4,000	1,528	1,839	-16.9%	3,845
Lender Insurance *					
Total Lender Insurance	1,050,000	529,281	671,837	-21.2%	1,277,137
% of Total Insurance	70.0%	76.0%	71.8%	4.1% #	73.1%
Forward Mortgages	1,029,000	518,552	662,960	-21.8%	1,259,909
HECM	21,000	10,729	8,877	20.9%	17,228
Automated Underwriting System * x					
AUS Endorsed	1,125,000	510,583	718,758	-29.0%	1,409,766
AUS as % of Total Endorsed	78.9%	77.6%	80.8%	-3.1% #	84.5%
Mortgage Insurance *					
Total Number	1,500,000	696,786	935,339	-25.5%	1,746,997
Total Amount (\$B)	\$288.7	\$134.8	\$171.1	-21.2%	\$318.8
Forward Mortgages					
Total Forward Number	1,425,000	657,723	890,091	-26.1%	1,667,891
Amount (\$B)	\$270.0	\$124.9	\$158.6	-21.2%	\$297.7
Purchase Number	900,000	365,628	550,882	-33.6%	1,109,699
Amount (\$B)	\$162.0	\$64.8	\$94.8	-31.6%	\$191.7
Refinance Number	525,000	292,095	339,209	-13.9%	558,192
Amount (\$B)	\$107.6	\$60.1	\$63.8	-5.8%	\$106.0
Reverse Mortgages					
HECM Number	75,000	39,063	45,248	-13.7%	79,106
Max Claim Amount (\$B)	\$18.7	\$9.9	\$12.5	-20.8%	\$21.1
Claims ** r					
Total Claims	345,000	170,487	129,503	31.6%	303,402
Loss Mitigation Retention	218,000	109,423	75,466	45.0%	182,968
Pre-Foreclosures	19,000	9,286	6,228	49.1%	15,291
Conveyances	100,000	47,534	45,653	4.1%	99,653
HECM	7,000	3,624	2,156	68.1%	5,361
Other Claims	1,000	620	0		129

Source: * F17 CHUMS ** A43C Claims System

= Percentage point difference

r - revised

x AUS includes only forward mortgages accepted and endorsed by the FHA scorecard (TOTAL).